

Application ref: 2020/1136/P
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Regeneration and Planning
London Borough of Camden
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

**102-104 Euston Street and 174-178 North Gower Street
London
NW1 2HA**

Proposal:

Erection of mansard roof extension to three existing residential units (Class C3) at 174-178 North Gower Street, change of use of part of the basement level from ancillary office storage space (Class B1a) to residential storage space (Class C3).

Drawing Nos: Location Plan, E15-C, E14-C, E13-C, E12-C, E11-C, E10-C, E09-C, E08-C, P07-C, P06-C, P05-C, P04-B, P03, P02, P01, E14, E15, E12, E13, E09, E10, E11, E08, E06, E05, E04, E01

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 of the London Borough of Camden Local Plan 2017.

- 2 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan, E15-C, E14-C, E13-C, E12-C, E11-C, E10-C, E09-C, E08-C, P07-C, P06-C, P05-C, P04-B, P03, P02, P01, E14, E15, E12, E13, E09, E10, E11, E08, E06, E05, E04, E0

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reasons for granting permission.

It is considered that owing to its corner location the application building can accommodate additional height. The additional height on the corner allows the building to feature more prominently on this corner, which is not considered to be detrimental to the streetscene. In addition the extension would be similar in height and design to the mansard extension on the opposite side of the road at no. 172 North Gower Street. The proposed roof extension is a traditionally detailed mansard roof which has been designed so as to avoid being overly large and overbearing. It features dormer windows to the front rear roof slopes which would be discreet, sitting behind the parapet, and aligning with the windows below. The materials would be of traditional timber (windows) and slate which is acceptable. The proposals are considered to preserve the character and appearance of the host building and wider streetscene, in accordance with Policy D1 of the Local Plan

The mansard extension would provide additional floorspace for three existing homes, rather than creating any additional units.

The proposed roof extension would not result in loss of outlook to neighbouring properties given its fairly shallow roofslope. The dormer windows would not give rise to overlooking concerns. Due to the nature of the external works, it is considered that the proposal would not result in any harm by way of a loss of light or outlook for neighbouring occupiers.

The conversion of the basement ancillary office storage space (Class B1a) into residential storage space (Class C3) is acceptable in land use terms. This ancillary storage space is a small part of the basement office space and would not constitute a loss of office space which would undermine the viability of the office unit over ground and basement level.

Policy T2 expects all new residential development to be car-free, including redevelopments (and changes of use) with new occupiers. The car-free policy applies across the whole borough, regardless of public transport accessibility level (PTAL) ratings. Where dwellings are created as part of an amalgamation,

sub-division or an extension of an existing development these will be expected to be car free. The proposal is granted subject to a S106 agreement which removes rights to on-street parking permits, with existing parking permits not being retained.

No objections were received prior to the determination of this application. The planning history of the site and surrounding area were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies H6, H7, E2, A1, T2 and D1 of the Camden Local Plan 2017. The proposed development also accords with The London Plan March 2016, and the National Planning Policy Framework 2019.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.


- 5 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer